

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 13, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of November 21, 2008, December 5, 2008, December 19, 2008, and January 9, 2009**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

Regular Agenda Items

- 1. [**KRS Development Tentative Map \(TM\) 5511RPL³ and Site Plan S07-019; Borrego Springs Community Plan Area**](#) (Taylor) Continued from the meeting of January 9, 2009

A request for a Vesting Tentative Map to subdivide a 50.69-acre property into 17 single-family residential lots of at least 2 acres each, along with one 11.6 acre commercial lot. The project site is located West of Hoberg Road and north of Palm Canyon Drive, abutting Anza-Borrego Desert State Park, in the unincorporated community of Borrego Springs. No extension of sewer or water utilities will be required by the project, and no development is currently proposed for the commercially zoned lot. Such development will be required to be approved under a subsequent Site Plan permit.

2. [Proposed Zoning Ordinance Amendment, POD 08-005, Second Dwelling Units, Accessory Apartments, Countywide](#) (Steven) Continued from the meeting of December 5, 2008

Proposed amendment to the San Diego County Zoning Ordinance to simplify the various accessory dwelling types. Zoning Ordinance Section 6156 identifies four types of accessory dwellings: Second Dwelling Units, Accessory Apartments, Accessory Living Quarters and Guest Living Quarters. DPLU is proposing to reduce the number of accessory units into two types: Second Dwelling Units and Guest Living Quarters, and proposing changes to the limitations on said units.

3. [Sugarbush; GPA 05-010, SP 03-003, R04-008, TM 5295RPL6, and S04-015; North County Metropolitan Subregional Plan Area](#) (Hingtgen)

The project proposes the development of 45 residential lots on the 115.5-acre project site. Access to the site is proposed via Sugarbush Drive with an emergency secondary access via Cleveland Trail. The project includes five discretionary permit applications as follows: General Plan Amendment (GPA 05-010) would change the Land Use Designation on this property from (17) Estate to (21) Specific Plan; Specific Plan (SP 03-003) would limit overall density on the project site to 0.39 dwelling units per acre, require a minimum lot size of 0.5 acres, limit the project site to no more than 45 residential lots, require portions of the site that exceed 25% slope to be placed in permanent open space, and require a 500-foot buffer from the eastern property boundary; Zoning Reclassification (R04-008) would change the zoning classification of the site from A70 (Limited Agriculture) to S88 (Specific Plan), reduce the density from 0.5 to 0.39 dwelling units per acre, reduce the minimum lot size from 2 acres to 0.5 acres, change the height designator from "G" to "E", and change the setback designator from "C" to "V"; Tentative Map (TM 5295RPL6) would divide the 115.5 acres into a total of 45 residential lots ranging in area from 0.5 to 1.73 acres, two open space lots (Lots A and B) totaling 75.38 acres, two street lots (Lots C and D) and two detention/bioretenention lots (Lots E and F); Site Plan (S04-015) would establish the setbacks for the proposed residential lots pursuant to the "V" (Variable) setback designator. The project is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metropolitan Subregional Plan Area.

4. [St. Peter's Church Classroom Addition; Major Use Permit P78-038W²; Valle De Oro Community Plan Area](#) (Johnston)

This is a request for a Major Use Permit Modification to authorize the construction and use of a 6,338 square foot addition to an existing social hall building. The addition would house classrooms for Bible Study and religious education classes. The project is subject to the General Plan Regional Category

of Current Urban Development Area (CUDA), Land Use Designation (3) Residential, and is zoned A70 – Limited Agriculture. The project is located at 1627 Jamacha Way in the Valle De Oro Community Plan Area.

Administrative Agenda Items

G. Director's Report

- **Appointment of Planning Commission member to represent Commission on Fire Mitigation Fee Review Committee, to replace retired Commissioner Kreitzer (Murphy)**
- **Informational Item: Staff presentation on fire code requirements for secondary access and approach to assure compliance (Murphy)**
- **Oral report on upgrading the hearing room infrastructure to improve the quality of audio and video capture and display (Winslow)**
- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Planning Commission/ Public Hearings".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
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Recommendations Against Zoning	Filed with Board of Supervisors, within 40
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Reclassifications:	days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.